

# PHA Plans

5-Year Plan for Fiscal Years 2001 - 2005

Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## **PHA Plan Agency Identification**

**PHA Name:** Housing Authority of the City of Milwaukee

**PHA Number:** WI 002001

**PHA Fiscal Year Beginning:** 01/2001

### **Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:**  
(select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices

### **Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☒ Other (list below)

Resident Council offices at developments

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☒ PHA development management offices
- ☐ Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2001 - 2005**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☒ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☐ The PHA's mission is: (state mission here)

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ PHA Goal: Expand the supply of assisted housing  
Objectives:
- ☐ Apply for additional rental vouchers:
  - ☒ Reduce public housing vacancies:
  - ☒ Leverage private or other public funds to create additional housing opportunities:
  - ☒ Acquire or build units or developments
  - ☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:
- ☒ Improve public housing management: (PHAS score)
  - ☒ Improve voucher management: (SEMAP score)
  - ☒ Increase customer satisfaction:

- ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - ☒ Renovate or modernize public housing units:
  - ☒ Demolish or dispose of obsolete public housing:
  - ☒ Provide replacement public housing:
  - ☒ Provide replacement vouchers:
  - ☐ Other: (list below)
- ☒ PHA Goal: Increase assisted housing choices
- Objectives:
- ☒ Provide voucher mobility counseling:
  - ☒ Conduct outreach efforts to potential voucher landlords
  - ☒ Increase voucher payment standards
  - ☒ Implement voucher homeownership program:
  - ☒ Implement public housing or other homeownership programs:
  - ☐ Implement public housing site-based waiting lists:
  - ☐ Convert public housing to vouchers:
  - ☐ Other: (list below)

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- ☒ PHA Goal: Provide an improved living environment
- Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - ☒ Implement public housing security improvements:
  - ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - ☐ Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families:

- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
  - ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability, or sexual orientation:
  - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, disability or sexual orientation:
  - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - ☐ Other: (list below)

**Other PHA Goals and Objectives: (list below)**

- Regain "High Performer" status under the Public Housing Assessment System and achieve "High Performer" status under the Section 8 Management Assessment (SEMAP) Program. (12/31/01)
- Continue the revitalization of "distressed" public housing within HACM's inventory including the Highland Park family property as well as HACM highrise facilities requiring significant capital investment (12/31/01)
- Complete the first phase of development for the "Townhomes at Carver Park" project. (07/01/01)
- Complete the construction and sale of 20 single family homes in conjunction with the Parklawn HOPE VI redevelopment program. (12/31/01)
- Complete the acquisition and rehabilitation of 20 single families homes in conjunction with the Parklawn HOPE VI redevelopment program. (12/31/01)

- Submit an application to HUD to deprogram the North Tower at the Highland Park (110 units) elderly/disabled development. (01/31/01)
- Complete the sale of at least 15 units under HACM's Section 5(h) Homeownership program. (12/31/01)
- Implement a Section 8 Voucher Homeownership program. (01/31/01)
- Continue and expand partnerships that provide access for residents to supportive services that promote self-sufficiency. (12/31/01)
- Award up to five additional educational scholarships to eligible HACM residents through the endowment fund. (12/31/01)
- Complete the Parklawn HOPE VI revitalization grant. (12/31/01)
- Prepare a demolition/disposition application(s) in conjunction with revitalization activities (12/31/01)
- Submit a disposition application to permit the transfer of HACM-owned land for the purpose of partnering with Milwaukee Public Schools for the construction of a school at the Westlawn public housing development. (07/01)

**Annual PHA Plan**  
**PHA Fiscal Year 2001**  
 [24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

**Streamlined Plan:**

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Housing Authority of the City of Milwaukee has developed its FY 2001 Agency Plan in accordance with the guidance provided at 24 CFR 903 and PIH Notices 99-33, 2000-36 and 2000-43. HACM's five-year plan continues to employ the broad mission and goals outlined by the U.S. Department of Housing and Urban Development along with a series of program specific goals for the upcoming fiscal year. In addition to establishing FY 2001 goals, HACM has provided a description of its progress in achieving the goals included in our initial Agency Plan.

We are very pleased to report that HACM obtained an \$11.3 million HOPE VI grant for the redevelopment of the Lapham Park family public housing development. These funds will be combined with more than \$9 million in tax credit financing made available through the Wisconsin Housing and Economic Development Authority to finance the construction of the 122-unit "Townhomes at Carver Park." HACM anticipates that the first phase of construction and initial occupancy of the first 64 units of this mixed-income, mixed- finance property will be completed by mid-year 2001. The project will also develop 20 single-family homeownership units in adjacent neighborhoods beginning in year two (2002) of the HOPE VI redevelopment.

During this year HACM completed the sale of its first 50 scattered sites public housing units under the Section 5 (h) Homeownership program. The units were sold over a four- year period with ten sold during FY 2000. HACM has applied for and received HUD

permission to sell an additional 90 units under the 5(h) program over the next five years. HACM will also implement a Section 8 Voucher Homeownership program in FY 2001. HACM will partner with local non-profit organizations that advocate for the disabled and will pursue other partnerships to support this initiative.

During this year HACM also applied for and received HUD approval to extend its "Designated Housing Plan" for an additional two years. HACM has completed comprehensive modernization and will re-open the Hillside Terrace high-rise for re-occupancy by elderly and disabled individuals in November 2000. In January 2001 HACM will receive the findings of a market study regarding HACM elderly and disabled housing resources and will evaluate alternatives for use of any excess capacity.

During FY 2000, HACM completed the renovation of the basement of the Lapham Park elderly highrise to recreate Old Walnut Street as a service mall for the 200 residents of this facility. Through a unique partnership with the Milwaukee County Department on Aging, Community Care Organization and SET Ministry, HACM has implemented a strategy to convert this public housing facility to a service enriched assisted living community. This

“Lapham Park Venture” has won a number of local and national awards and was a finalist for a Year 2000 Ford Foundation Innovation in Government award.

During FY 2001, HACM will continue to improve the quality of its public housing stock through the Comprehensive Grant strategy described within this plan. HACM will also combine resources available through the FY 2001 Public Housing Drug Elimination, Resident Opportunity and Self Sufficiency grants to continue and expand the array of supportive services and agency partnerships available to residents at all of HACM’s public housing developments. HACM will also utilize its agency partnerships to offer family supportive services to Section 8 program clients. HACM will also develop an RFP in FY 2001 to obtain a family servicing agency to support the new “Townhomes at Carver Park”.

HACM’s FY 2001 Agency Plan update has been developed in consultation with HACM’s Resident Advisory Board (RAB). HACM is working with this group to expand participation and has established a goal of meeting each month during FY 2001. The RAB will also publish a bi-monthly newsletter to inform HACM program participants of important events, policy issues and program developments.

Finally, during FY 2001, HACM will work to regain “High Performer” status under the Public Housing Assessment System. Despite our current status as a standard performer, HACM remains convinced that we offer high quality housing and a full range of services to our customers. HACM continues to challenge the reliability of HUD’s new performance evaluation system. We believe the true measure of performance can be seen in the quality of our product and the satisfaction of our customers.

## **Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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## Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

### Required Attachments:

- ☒ Admissions Policy for Deconcentration (Attachment A)
- ☒ FY 2000 Capital Fund Program Annual Statement
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

### Optional Attachments:

- ☒ PHA Management Organizational Chart (Previously submitted no change since FY 2000)
- ☒ FY 2000 Capital Fund Program 5-Year Action Plan
- ☒ Public Housing Drug Elimination Program (PHDEP) Plan (Attachment C)
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment B)
- ☒ Other (List below, providing each attachment name)
  1. Section 8 Homeownership Capacity Statement (Attachment 1)
  2. Implementation of Public Housing Community Service Requirements (Attachment 2)
  3. Pet Policy (Attachment 3)
  4. Statement Regarding FY2000 Goals (Attachment 4)
  5. List of PHA Board Resident Commissioners (Attachment 5)
  6. List of Resident Advisory Board Members (Attachment 6)

### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; <i>Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	27,949	5	4	3	2	4	3
Income >30% but <=50% of AMI	13,448	5	4	3	2	4	3
Income >50% but <80% of AMI	7,061	3	3	2	2	3	2
Elderly *	11,542	3	1	2	2	1	3
Families with Disabilities	8,400	3	4	2	4	3	3
Race/Ethnicity-White	166,191	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity-Black	60,281	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Hisp	9,833	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity- Native American	1,666	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity –Asian	2,884	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s  
Indicate year: Draft 2000
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data  
Indicate year:
- ☐ Other housing market study  
Indicate year:
- ☒ Other sources: (list and indicate year of information)  
“Older Adult HUD Subsidized Housing Study”, Wisconsin HUD office, 1999

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing ( <b>high rise/elderly/disabled/singles</b> )		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	431		1,200
Extremely low income <=30% AMI	362	84	
Very low income (>30% but <=50% AMI)	67	15.5	
Low income (>50% but <80% AMI)	2	.5	
Families with children	NA	NA	
Elderly families *	274	63.6	

Housing Needs of Families on the Waiting List			
Families with Disabilities	157	36.4	
Race/ethnicity-black	321	75.2	
Race/ethnicity-white	61	14.3	
Race/ethnicity-Hisp.	38	8.9	
Race/ethnicity-other	7	1.6	
*Includes single applicants			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	431	100	450
2 BR	0		
3 BR	NA		
4 BR	NA		
5 BR	NA		
5+ BR	NA		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing ( <b>Family</b> ) <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9001		2,400

Housing Needs of Families on the Waiting List			
Extremely low income <=30% AMI	8181	91.0	
Very low income (>30% but <=50% AMI)	830	8.9	
Low income (>50% but <80% AMI)	14	.1	
Families with children *	8922	99.1	
Elderly families	0	0	
Families with Disabilities	79	.9	
Race/ethnicity-black	7019	78	
Race/ethnicity-white	564	6.2	
Race/ethnicity-Hisp.	1337	14.9	
Race/ethnicity-other	81	.9	
*Includes single one bedroom family housing applicants			
	# of families	% of total families	Annual Turnover
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4569	50.8	75
2 BR	1845	20.5	250
3 BR	1518	16.9	200
4 BR	659	7.3	50
5 BR	278	3.1	20
5+ BR (6BR)	132	1.5	5
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Family</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 8</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Local Preference)</p>			



<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	9001		
Extremely low income <=30% AMI	7971	88.56	
Very low income (>30% but <=50% AMI)	1029	11.43	
Low income (>50% but <80% AMI)	1	.01	
Families with children	6886	74.28	
	# of families	% of total families	Annual Turnover
Elderly families	158	1.76	
Families with Disabilities	2	.02	
Race/ethnicity-black	7728	85.9	85.9
Race/ethnicity-white	585	6.5	
Race/ethnicity-Hisp.	305	3.4	
Race/ethnicity-other	383	4.2	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 6 Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed-finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☒ Other: (list below)

Utilize admissions preferences based upon reaching families with a broad range of incomes.

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☐ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☒ Other: (list below)  
Restrictions related to conflicts with state fair housing laws and local building Codes and ordinances.

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>	0	
a) Public Housing Operating Fund	7,853,555	
b) Public Housing Capital Fund	9,257,078	
c) HOPE VI Revitalization	11,300,000	
d) HOPE VI Demolition	976,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	20,347,062	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	1,083,767	
g) Resident Opportunity and Self-Sufficiency Grants	225,000	Job Development/Placement
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Elderly Service Coordinators	108,533	Case Management

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
HOPE VI	6,835,013	Parklawn Redevelopment
D.E.G.	59,000	
<b>3. Public Housing Dwelling Rental Income</b>	10,758,340	Public Housing Operations and Capital Improvements
<b>4. Other income (list below)</b>		
Interest and non dwelling	813,440	Public Housing Operations
Section 5(h) sales	450,000	Homeownership Sales
<b>5. Non-federal sources (list below)</b>		
Tax Credit – Financing	10,354,184	Lapham Park Redevelopment
Bank Loan	1,500,000	Lapham Park Homeownership New Construction
<b>Total resources</b>	<b>\$81,920,972</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: (state time) 90 days
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☐ Housekeeping
- ☒ Other (describe) Credit only as it relates to a history of non-payment of rent or obligations to other federal programs

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

## **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☒ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☐ PHA main administrative office
- ☐ PHA development site management office
- ☒ Other (list below)

At 650 W. Reservoir and by mail during open enrollment. Applications accepted via U.S. mail for elderly/disabled public housing.

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- ☐ PHA main administrative office
  - ☐ All PHA development management offices
  - ☐ Management offices at developments with site-based waiting lists
  - ☐ At the development to which they would like to apply
  - ☐ Other (list below)

**(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One  
☐ Two  
☐ Three or More

- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

- a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

- b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies  
☐ Overhoused



- ☐ Underhoused
- ☐ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
  - Local Preferences – Most in need
  - Placement from HACM-owned housing
  - Designated housing

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

## 1 Date and Time

### Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing  
Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

### Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)  
Local Preferences

### 4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: The pool of applicant families ensures that the PHA will meet income targeting requirements

## **(5) Occupancy**

### a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list)  
HACM Resident Handbook

### b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision

☐ Other (list)

**(6) Deconcentration and Income Mixing**

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site-based waiting lists  
If selected, list targeted developments below:

☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:  
All family public housing developments

☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☒ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing  
☒ Actions to improve the marketability of certain developments  
☒ Adoption or adjustment of ceiling rents for certain developments  
☒ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing  
☒ Other (list below)  
Modify transfer policy to allow for "skipping" to support HACM's

deconcentration goals.

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below:  
All family public housing developments

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☒ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☒ Criminal or drug-related activity  
☒ Other (describe below)  
Upon written request from an owner

## **(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☐ None  
☒ Federal public housing  
☐ Federal moderate rehabilitation  
☐ Federal project-based certificate program  
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☐ PHA main administrative office  
☒ Other (list below)  
Through a telemarketing service when the wait list is open and via the internet, and at a predetermined location to be announced with the opening of the waiting list.

## **(3) Search Time**

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Hard to locate unit sizes or locations that would promote fair housing or deconcentration objectives and for families being relocated from public housing in conjunction with a demolition program.

## **(4) Admissions Preferences**

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
  - Catastrophic life/imminent danger
  - Families that have been ordered reinstated to the program due to "mitigating circumstances" by the Hearing Officer and no voucher is currently available.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1      Date and Time

Former Federal preferences

- 1      Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1      Victims of domestic violence

- 1 Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: The pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

☒ Through published notices

☒ Other (list below)

Through partnerships with participating agencies, use of local media, program briefings, participation in landlord associations, newsletters, etc.

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

- b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

☐ \$0

☐ \$1-\$25

☒ \$26-\$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?



3. If yes to question 2, list these policies below:

Following statutory requirement to allow resident to claim hardship with appropriate documentation.

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

☐ For the earned income of a previously unemployed household member

☐ For increases in earned income

☒ Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

\$2,000 household deduction for any household with earned income from adult members.

☐ Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

☐ For household heads

☐ For other family members

☐ For transportation expenses

☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families

☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

☒ Yes for all developments

☐ Yes but only for some developments

☐ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

☒ For all developments

☐ For all general occupancy developments (not elderly or disabled or elderly only)

☐ For specified general occupancy developments

☐ For certain parts of developments; e.g., the high-rise portion

☐ For certain size units; e.g., larger bedroom sizes

☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☒ Fair market rents (FMR)
- ☒ 95<sup>th</sup> percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☒ Operating costs plus debt service
- ☒ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☒ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$80.00 per month
- ☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below)

The initial rents were set equivalent to ceiling rents until HACM has an opportunity to complete a more comprehensive market analysis.

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☒ To increase housing options for families
- ☒ Other (list below)  
Where placement would assist in helping to achieve deconcentration outside of high poverty neighborhoods.

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.  
☐ A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	4541	600
Section 8 Vouchers	4550	600
Section 8 Certificates	0	0
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	Family Self-Sufficiency: 5 Family Unification: 100 Shelter Plus Care: 12	30 10 3

Public Housing Drug Elimination Program (PHDEP)	4,400	1,200
Other Federal Programs(list individually)		
Section 5(h)	400	100

### **C. Management and Maintenance Policies**

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

#### **(1) Public Housing Maintenance and Management: (list below)**

Blood Borne Disease Policy	Hazardous Materials Policy
Capitalization Policy	Investment Policy
Check Signing Policy	Maintenance Policy including
Community Space Policy	Pest Eradication Policy
Community Service Work Requirement	Natural Disaster Policy
Criminal Records Management Policy	Resident Handbook
Disposition Policy	Personnel Policy
Drug Free Policy	Procurement Policy
Equal Housing Opportunity Policy	HACM Dwelling Lease
Ethics Policy	Written Grievance Policy
Fund Transfer Policy	Pet Policy

#### **(2) Section 8 Management: (list below)**

Section 8 Administrative Plan  
Housing Authority Personnel Policy

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office  
☒ PHA development management offices  
☐ Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☐ PHA main administrative office  
☒ Other (list below)  
Section 8 Program Office  
5011 W. Lisbon Avenue  
Milwaukee, Wisconsin 53210

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and

social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☐ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

☒ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

## PHA Plan Table Library

### Component 7

### Capital Fund Program Annual Statement Parts I, II, and II

**Annual Statement** FY 2001

**Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number      FFY of Grant Approval:

☒ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$538,863
3	1408 Management Improvements	\$1,221,000
4	1410 Administration	\$670,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$850,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$2,380,000
10	1460 Dwelling Structures	\$3,043,000

11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	\$700,000
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>9,402,863</b>
21	Amount of line 20 Related to LBP Activities	\$75,000
22	Amount of line 20 Related to Section 504 Compliance	\$500,000
23	Amount of line 20 Related to Security	\$820,000
24	Amount of line 20 Related to Energy Conservation Measures	\$700,000

### Annual Statement

### Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
WI39P002009B/ Cherry Court	Fire protection sprinklers	1460	\$345,000
WI39P002006A/ Highland Park	Floor tile replacement	1460	\$100,000
	Replace roofs-family	1460	\$100,000
	Tuckpoint & repair exterior-family	1460	\$50,000
	Tuckpoint & repair exterior-high rise	1460	\$100,000
WI39P002005/ Lapham Park	Site improvements	1450	\$1,000,000
WI39P002009A/ Merrill Park	Fire protection sprinklers	1460	\$300,000
WI39P002017/ Mitchell Court	Fire protection sprinklers	1460	\$225,000
WI39P002007/ Parklawn	Site improvements	1450	\$1,330,000
	Tuckpoint & repair exterior brick	1460	\$500,000
	Upgrade interior lighting	1460	\$50,000



WI39P002002/ Westlawn	Site improvements	1450	\$50,000
	Tuckpoint & repair exterior masonry	1460	\$450,000
	Upgrade electrical distribution system	1460	\$683,000
	Upgrade exterior lighting	1460	\$50,000
Management Improvements – PHA-Wide	Security Staff	1408	\$800,000
	Youth Services Coordinator	1408	\$55,000
	Resident Initiatives	1408	\$40,000
	Resident Initiatives Coordinator/ Consultant	1408	\$50,000
	Resident Employment, Job Training and Economic Development, including:	1408	\$276,000
	- Construction-Inspection Team - Storm and Screen Repair - Recycling Program - Youth Employment		
Administration/ PHA-Wide	Project Analyst, Construction Manager, Contract Administration, Modernization Coordinator, Construction Management, City Attorney, and Administrative Assistant	1410	\$670,000
PHA-Wide	Operations	1406	\$538,863
PHA-Wide	504 Compliance	1460	\$50,000
PHA-Wide	Contingency Account	1460	\$700,000
PHA-Wide	Mitigation of Environmental Hazards	1460	\$40,000
Architectural & Engineering Fees/ PHA-Wide	Architectural and Engineering Fees for design, bidding documents, and inspection	1430	\$850,000

## Annual Statement

### Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
WI39P002009B/ Cherry Court	March 31, 2003	September 1, 2004
WI39P002006A/ Highland Park	March 31, 2003	September 1, 2004
WI39P002005/ Lapham Park	March 31, 2003	September 1, 2004
WI39P002009A/ Merrill Park	March 31, 2003	September 1, 2004
WI39P002017/ Mitchell Court	March 31, 2003	September 1, 2004
WI39P002007/ Parklawn	March 31, 2003	September 1, 2004
WI39P002002/ Westlawn	March 31, 2003	September 1, 2004
Management Improvements – PHA-Wide	March 31, 2003	September 1, 2004
Administration	March 31, 2003	September 1, 2004
PHA-Wide Operations	March 31, 2003	September 1, 2004
PHA-Wide 504 Compliance	March 31, 2003	September 1, 2004
PHA-Wide Mitigation of Environmental Hazards	March 31, 2003	September 1, 2004
PHA-Wide Contingency	March 31, 2003	September 1, 2004
Architectural & Engineering Fees/ PHA-Wide	March 31, 2003	September 1, 2004

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P0020013</b>	<b>Arlington Court</b>	<b>7</b>	<b>3%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Floor tile replacement</b>			<b>\$50,000</b>	<b>2002</b>
<b>Install door kick plates</b>			<b>\$10,000</b>	<b>2004</b>
<b>Install handrails</b>			<b>\$5,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>			<b>\$250,000</b>	<b>2003</b>
<b>Site improvements</b>			<b>\$10,000</b>	<b>2004</b>
<b>Stairwell pressurization system</b>			<b>\$10,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>			<b>\$50,000</b>	<b>2004</b>
<b>Upgrade camera surveillance</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>			<b>\$15,000</b>	<b>2004</b>
<b>Upgrade elevator</b>			<b>\$50,000</b>	<b>2005</b>
<b>Upgrade exterior doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior lighting</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade heating system</b>			<b>\$40,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Window replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>			<b>\$540,000</b>	
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002018/ WI39P002029</b>	<b>Becher Court</b>	<b>29</b>	<b>13%</b>	

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Floor tile replacement	\$50,000	2002
Heating system upgrade	\$50,000	2002
Install door kick plates	\$10,000	2004
Install GFIs	\$25,000	2004
Install handrails	\$8,000	2004
Renovate first floor	\$200,000	2005
Replace ceiling tiles	\$10,000	2004
Replace kitchen cabinets	\$50,000	2004
Replace medicine cabinets	\$35,000	2004
Site improvements	\$20,000	2004
Stairwell pressurization system	\$50,000	2004
Tuckpoint & repair exterior brick	\$50,000	2002
Upgrade camera surveillance	\$10,000	2004
Upgrade electrical distribution system	\$30,000	2004
Upgrade elevators	\$50,000	2005
Upgrade exterior doors	\$10,000	2004
Window replacement	\$15,000	2004
<b>Total estimated cost over next 5 years</b>	<b>\$673,000</b>	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
WI39P002009B	Cherry Court	1	1%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Install door kick plates	\$10,000	2004
Install GFIs	\$10,000	2004
Install handrails	\$8,000	2004
Renovate first floor	\$250,000	2005
Replace ceiling tiles	\$10,000	2004
Replace floor tile and base	\$50,000	2002
Replace kitchen cabinets	\$100,000	2002
Site improvements/parking lot replacement	\$20,000	2004
Stairwell pressurization system	\$50,000	2004
Tuckpoint & repair exterior brick	\$50,000	2002
Upgrade camera surveillance	\$10,000	2004
Upgrade elevators	\$50,000	2005
Upgrade exterior doors	\$10,000	2004
Upgrade exterior lighting	\$10,000	2004
Upgrade heating system	\$50,000	2002
Upgrade interior doors	\$10,000	2004
<b>Total estimated cost over next 5 years</b>	<b>\$698,000</b>	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
WI39P002012	College Court	26	10%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install door kick plates			\$10,000	2004
Install handrails			\$8,000	2004
Renovate first floor			\$200,000	2005
Replace floor tile			\$50,000	2002
Replace medicine cabinets			\$20,000	2004
Stairwell pressurization system			\$50,000	2004
Tuckpoint & repair exterior brick			\$50,000	2002
Upgrade camera surveillance			\$10,000	2002
Upgrade electrical distribution system			\$10,000	2004
Upgrade elevators			\$50,000	2005
Upgrade interior doors			\$10,000	2004

<b>Total estimated cost over next 5 years</b>	<b>\$468,000</b>	
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<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002003</b>	<b>Convent Hill</b>	<b>5</b>	<b>4%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Fire protection sprinklers</b>			<b>\$300,000</b>	<b>2002</b>
<b>Install door kick plates</b>			<b>\$10,000</b>	<b>2004</b>
<b>Install GFIs</b>			<b>\$10,000</b>	<b>2004</b>
<b>Renovate first floor</b>			<b>\$500,000</b>	<b>2005</b>
<b>Replace floor tile</b>			<b>\$50,000</b>	<b>2002</b>
<b>Site improvements</b>			<b>\$100,000</b>	<b>2003</b>
<b>Stairwell pressurization system</b>			<b>\$50,000</b>	<b>2004</b>
<b>Upgrade camera surveillance</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade domestic water system</b>			<b>\$50,000</b>	<b>2004</b>
<b>Upgrade elevators</b>			<b>\$50,000</b>	<b>2005</b>
<b>Total estimated cost over next 5 years</b>			<b>\$1,130,000</b>	
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002006A</b>	<b>Highland Park</b>	<b>89</b>	<b>32%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>

Demolition	\$100,000	2004
Electrical distribution system-family	\$100,000	2002
Floor tile replacement	\$50,000	2002
Install door kick plates-high rise	\$10,000	2004
Install GFIs	\$20,000	2004
Install handrails-high rise	\$8,000	2004
Renovate first floor	\$200,000	2005
Replace kitchen cabinets	\$100,000	2004
Replace medicine cabinets-high rise	\$20,000	2004
Site improvements-family	\$750,000	2003
Site improvements/parking lot replacement-high rise	\$10,000	2004
Stairwell pressurization system-high rise	\$50,000	2004
Upgrade camera surveillance-high rise	\$10,000	2004
Upgrade domestic water system	\$60,000	2004
Upgrade electrical distribution system	\$10,000	2004
Upgrade elevators	\$50,000	2005
Upgrade exterior lighting	\$10,000	2004
Upgrade heating system-high rise	\$50,000	2002
Upgrade interior doors	\$20,000	2004
Upgrade interior lighting	\$30,000	2004
Window replacement-high rise	\$10,000	2004
<b>Total estimated cost over next 5 years</b>	<b>\$1,668,000</b>	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
WI39P002001	Hillside Terrace	5	4%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site improvements			\$300,000	2005
Tuckpoint & repair exterior brick			\$200,000	2002
<b>Total estimated cost over next 5 years</b>			<b>\$500,000</b>	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
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<b>WI39P002004</b>	<b>Hillside Terrace</b>	<b>58</b>	<b>17%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Fire protection sprinklers</b>			<b>\$100,000</b>	<b>2002</b>
<b>Renovate first floor tower</b>			<b>\$200,000</b>	<b>2005</b>
<b>Site improvements</b>			<b>\$200,000</b>	<b>2005</b>
<b>Stairwell pressurization system-tower</b>			<b>\$50,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>			<b>\$50,000</b>	<b>2004</b>
<b>Upgrade camera surveillance-tower</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system-tower</b>			<b>\$50,000</b>	<b>2004</b>
<b>Upgrade elevators</b>			<b>\$50,000</b>	<b>2005</b>
<b>Upgrade interior lighting-family</b>			<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>			<b>\$720,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002008</b>	<b>Holton Terrace</b>	<b>5</b>	<b>4%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>



Fire protection sprinklers	\$300,000	2002
Install door kick plates	\$10,000	2004
Install GFIs	\$10,000	2004
Install handrails	\$8,000	2004
Renovate first floor	\$200,000	2005
Replace ceiling tiles	\$10,000	2004
Replace floor tile and base	\$50,000	2002
Replace medicine cabinets	\$20,000	2004
Site improvements	\$20,000	2004
Stairwell pressurization system	\$50,000	2004
Tuckpoint & repair exterior brick	\$50,000	2004
Upgrade camera surveillance	\$10,000	2002
Upgrade elevators	\$50,000	2005
Upgrade exterior doors	\$10,000	2004
Upgrade heating system	\$50,000	2002
Upgrade interior doors	\$10,000	2004
<b>Total estimated cost over next 5 years</b>	<b>\$858,000</b>	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
WI39P002005	Lapham Park	24	12%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Family Investment Center addition/parking structure	\$400,000	2005
Floor tile replacement-high rise	\$50,000	2002
Install door kick plates-high rise	\$20,000	2004
Install GFIs-high rise	\$30,000	2004
Install handrails-high rise	\$5,000	2004
Renovate first floor	\$200,000	2005
Replace ceiling tiles-high rise	\$20,000	2004
Replace kitchen cabinets-high rise	\$250,000	2004
Replace medicine cabinets-high rise	\$45,000	2004
Site improvements	\$2,200,000	2002
Stairwell pressurization system-high rise	\$100,000	2004
Tuckpoint & repair exterior brick-high rise	\$50,000	2004
Upgrade camera surveillance-high rise	\$5,000	2004
Upgrade card access system-high rise	\$10,000	2002
Upgrade domestic water system-high rise	\$25,000	2004
Upgrade electrical distribution system-high rise	\$10,000	2004
Upgrade elevators-high rise	\$50,000	2004
Upgrade exterior doors-high rise	\$10,000	2004
Upgrade exterior lighting-high rise	\$50,000	2004
Upgrade heating system-high rise	\$130,000	2002
Upgrade interior doors-high rise	\$15,000	2004
Window replacement-high rise	\$20,000	2004
<b>Total estimated cost over next 5 years</b>	<b>\$3,695,000</b>	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
WI39P002019	Lincoln Court	8	7%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

<b>First floor addition</b>	<b>\$1,100,000</b>	<b>2002</b>
<b>Install door kick plates</b>	<b>\$10,000</b>	<b>2004</b>
<b>Install handrails</b>	<b>\$8,000</b>	<b>2004</b>
<b>Replace ceiling tiles</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace floor tile</b>	<b>\$50,000</b>	<b>2002</b>
<b>Replace kitchen cabinets</b>	<b>\$50,000</b>	<b>2004</b>
<b>Site improvements/parking lot replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Stairwell pressurization system</b>	<b>\$50,000</b>	<b>2004</b>
<b>Upgrade camera surveillance</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade elevators</b>	<b>\$50,000</b>	<b>2005</b>
<b>Upgrade exterior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade heating system</b>	<b>\$50,000</b>	<b>2002</b>
<b>Upgrade interior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>	<b>1,428,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002015</b>	<b>Locust Court</b>	<b>21</b>	<b>9%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>

Install door kick plates	\$10,000	2004
Replace floor tile	\$50,000	2002
Replace kitchen cabinets	\$250,000	2003
Site improvements	\$20,000	2004
Stairwell pressurization system	\$10,000	2004
Tuckpoint & repair exterior brick	\$50,000	2004
Upgrade camera surveillance	\$10,000	2004
Upgrade electrical distribution system	\$10,000	2004
Upgrade elevators	\$50,000	2005
Upgrade heating system	\$10,000	2004
Upgrade interior lighting	\$20,000	2004
<b>Total estimated cost over next 5 years</b>	<b>\$490,000</b>	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
WI39P002009A	Merrill Park	21	18%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Install door kick plates				\$10,000	2004
Install GFIs				\$10,000	2004
Install handrails				\$8,000	2004
Renovate first floor				\$200,000	2005
Replace ceiling tiles				\$10,000	2004
Replace floor tile				\$50,000	2002
Replace kitchen cabinets				\$50,000	2004
Site improvements				\$100,000	2003
Stairwell pressurization system				\$50,000	2004
Tuckpoint & repair exterior brick				\$50,000	2002
Upgrade camera surveillance				\$10,000	2004
Upgrade elevators				\$50,000	2005
Upgrade exterior doors				\$10,000	2004
Upgrade heating system				\$50,000	2002
Upgrade interior doors				\$10,000	2004
<b>Total estimated cost over next 5 years</b>				<b>\$668,000</b>	
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
WI39P002017	Mitchell Court	3	3%		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
First floor addition				\$850,000	2002
Install door kick plates				\$10,000	2004
Install handrails				\$8,000	2004
Replace ceiling tiles				\$10,000	2004
Replace floor tile				\$50,000	2002
Replace kitchen cabinets				\$50,000	2004
Site improvements/parking lot replacement and addition				\$10,000	2004
Stairwell pressurization system				\$20,000	2004
Upgrade camera surveillance				\$10,000	2004
Upgrade electrical distribution system				\$10,000	2004
Upgrade elevators				\$50,000	2005
Upgrade exterior doors				\$10,000	2004
<b>Total estimated cost over next 5 years</b>				<b>\$1,088,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P0020007</b>	<b>Parklawn</b>	<b>15</b>	<b>4%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Install GFIs</b>			<b>\$50,000</b>	<b>2002</b>
<b>Replace closet doors</b>			<b>\$200,000</b>	<b>2002</b>
<b>Replace floor tile</b>			<b>\$50,000</b>	<b>2002</b>
<b>Replace kitchen cabinets</b>			<b>\$50,000</b>	<b>2002</b>
<b>Replace medicine cabinets</b>			<b>\$100,000</b>	<b>2002</b>
<b>Replace roofs</b>			<b>\$50,000</b>	<b>2002</b>
<b>Site improvements</b>			<b>\$1,650,000</b>	<b>2002</b>
<b>Tuckpoint &amp; repair exterior brick</b>			<b>\$150,000</b>	<b>2002</b>
<b>Upgrade electrical distribution system</b>			<b>\$100,000</b>	<b>2002</b>
<b>Upgrade exterior doors</b>			<b>\$100,000</b>	<b>2002</b>
<b>Upgrade exterior lighting</b>			<b>\$50,000</b>	<b>2005</b>
<b>Upgrade interior doors</b>			<b>\$50,000</b>	<b>2002</b>
<b>Window replacement</b>			<b>\$50,000</b>	<b>2002</b>
<b>Total estimated cost over next 5 years</b>			<b>\$2,650,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002006B</b>	<b>Riverview</b>	<b>6</b>	<b>3%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>

<b>First floor addition</b>	<b>\$200,000</b>	<b>2005</b>
<b>Install door kick plates</b>	<b>\$10,000</b>	<b>2004</b>
<b>Install GFIs</b>	<b>\$20,000</b>	<b>2004</b>
<b>Install handrails</b>	<b>\$8,000</b>	<b>2004</b>
<b>Replace floor tile</b>	<b>\$50,000</b>	<b>2002</b>
<b>Replace kitchen cabinets</b>	<b>\$50,000</b>	<b>2004</b>
<b>Replace medicine cabinets</b>	<b>\$30,000</b>	<b>2004</b>
<b>Site improvements/parking lot replacement</b>	<b>\$20,000</b>	<b>2004</b>
<b>Upgrade camera surveillance</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade domestic water system</b>	<b>\$50,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>	<b>\$20,000</b>	<b>2004</b>
<b>Upgrade elevators</b>	<b>\$50,000</b>	<b>2005</b>
<b>Upgrade heating system</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior lighting</b>	<b>\$20,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>	<b>\$558,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002010</b>	<b>Scattered Sites</b>	<b>1</b>	<b>6%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>				<b>Estimated Cost</b>
				<b>Planned Start Date (HA Fiscal Year)</b>

<b>Demolition/disposition</b>	<b>\$5,000</b>	<b>2005</b>
<b>Floor tile replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Foundation repairs</b>	<b>\$50,000</b>	<b>2005</b>
<b>Replace closet doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace furnaces</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>	<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>	<b>\$90,000</b>	<b>2003</b>
<b>Site improvements</b>	<b>\$20,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Window replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>	<b>\$255,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002016</b>	<b>Scattered Sites</b>	<b>3</b>	<b>5%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>				<b>Estimated Cost</b>
				<b>Planned Start Date (HA Fiscal Year)</b>



<b>Demolition/disposition</b>	<b>\$5,000</b>	<b>2005</b>
<b>Floor tile replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Foundation repairs</b>	<b>\$50,000</b>	<b>2005</b>
<b>Replace closet doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace furnaces</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>	<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>	<b>\$285,000</b>	<b>2003</b>
<b>Site improvements</b>	<b>\$20,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Window replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>	<b>\$450,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002020</b>	<b>Scattered Sites</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>

Demolition/disposition	\$5,000	2005
Floor tile replacement	\$10,000	2004
Foundation repairs	\$50,000	2005
Replace closet doors	\$10,000	2004
Replace furnaces	\$10,000	2004
Replace kitchen cabinets	\$10,000	2004
Roof replacement	\$225,000	2003
Site improvements	\$20,000	2004
Tuckpoint & repair exterior brick	\$10,000	2004
Upgrade electrical distribution system	\$10,000	2004
Upgrade exterior doors	\$10,000	2004
Upgrade interior doors	\$10,000	2004
Window replacement	\$10,000	2004
<b>Total estimated cost over next 5 years</b>	<b>\$390,000</b>	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
WI39P002021	Scattered Sites	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Demolition/disposition			\$5,000	2005
Floor tile replacement			\$10,000	2004
Foundation repairs			\$50,000	2005
Replace closet doors			\$10,000	2004
Replace furnaces			\$10,000	2004
Replace kitchen cabinets			\$10,000	2004
Roof replacement			\$250,000	2003
Site improvements			\$20,000	2004
Tuckpoint & repair exterior brick			\$10,000	2004
Upgrade electrical distribution system			\$10,000	2004
Upgrade exterior doors			\$10,000	2004
Upgrade interior doors			\$10,000	2004
Window replacement			\$10,000	2004
Total estimated cost over next 5 years			\$415,000	
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	

<b>WI39P002022</b>	<b>Scattered Sites</b>	<b>1</b>	<b>3%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Demolition/disposition</b>			<b>\$5,000</b>	<b>2005</b>
<b>Floor tile replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Foundation repairs</b>			<b>\$50,000</b>	<b>2005</b>
<b>Replace closet doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace furnaces</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>			<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>			<b>\$195,000</b>	<b>2003</b>
<b>Site improvements</b>			<b>\$20,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Window replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>			<b>\$360,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002024</b>	<b>Scattered Sites</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>

<b>Demolition/disposition</b>	<b>\$5,000</b>	<b>2005</b>
<b>Floor tile replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Foundation repairs</b>	<b>\$50,000</b>	<b>2005</b>
<b>Replace closet doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace furnaces</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>	<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>	<b>\$90,000</b>	<b>2003</b>
<b>Site improvements</b>	<b>\$20,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Window replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>	<b>\$255,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002026</b>	<b>Scattered Sites</b>	<b>2</b>	<b>10%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Demolition/disposition</b>			<b>\$5,000</b>	<b>2005</b>
<b>Floor tile replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Foundation repairs</b>			<b>\$50,000</b>	<b>2005</b>
<b>Replace closet doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace furnaces</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>			<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>			<b>\$105,000</b>	<b>2003</b>
<b>Site improvements</b>			<b>\$20,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Window replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>			<b>\$270,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002027</b>	<b>Scattered Sites</b>	<b>1</b>	<b>2%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Demolition/disposition</b>			<b>\$5,000</b>	<b>2005</b>
<b>Floor tile replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Foundation repairs</b>			<b>\$50,000</b>	<b>2005</b>
<b>Replace closet doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace furnaces</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>			<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>			<b>\$240,000</b>	<b>2003</b>
<b>Site improvements</b>			<b>\$20,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Window replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>			<b>\$405,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
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<b>WI39P002030</b>	<b>Scattered Sites</b>	<b>2</b>	<b>4%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Demolition/disposition</b>			<b>\$5,000</b>	<b>2005</b>
<b>Floor tile replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Foundation repairs</b>			<b>\$50,000</b>	<b>2005</b>
<b>Replace closet doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace furnaces</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>			<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>			<b>\$240,000</b>	<b>2003</b>
<b>Site improvements</b>			<b>\$20,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior doors</b>			<b>\$10,000</b>	
<b>Upgrade interior doors</b>			<b>\$10,000</b>	
<b>Window replacement</b>			<b>\$10,000</b>	<b>2004</b>
				<b>2004</b>
				<b>2004</b>
<b>Total estimated cost over next 5 years</b>			<b>\$405,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002035</b>	<b>Scattered Sites</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>

<b>Demolition/disposition</b>	<b>\$5,000</b>	<b>2005</b>
<b>Floor tile replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Foundation repairs</b>	<b>\$50,000</b>	<b>2005</b>
<b>Replace closet doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace furnaces</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>	<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>	<b>\$240,000</b>	<b>2003</b>
<b>Site improvements</b>	<b>\$20,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Window replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>	<b>\$405,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002037</b>	<b>Scattered Sites</b>	<b>1</b>	<b>3%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>				<b>Estimated Cost</b>
				<b>Planned Start Date (HA Fiscal Year)</b>

<b>Demolition/disposition</b>	<b>\$5,000</b>	<b>2005</b>
<b>Floor tile replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Foundation repairs</b>	<b>\$50,000</b>	<b>2005</b>
<b>Replace closet doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace furnaces</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>	<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>	<b>\$220,000</b>	<b>2003</b>
<b>Site improvements</b>	<b>\$20,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Window replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>	<b>\$385,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002041</b>	<b>Scattered Sites</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Demolition/disposition</b>			<b>\$5,000</b>	<b>2005</b>
<b>Floor tile replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Foundation repairs</b>			<b>\$50,000</b>	<b>2005</b>
<b>Replace closet doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace furnaces</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>			<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>			<b>\$65,000</b>	<b>2003</b>
<b>Site improvements</b>			<b>\$20,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Window replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>			<b>\$230,000</b>	



<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002043</b>	<b>Scattered Sites</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Demolition/disposition</b>			<b>\$5,000</b>	<b>2005</b>
<b>Floor tile replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Foundation repairs</b>			<b>\$50,000</b>	<b>2005</b>
<b>Replace closet doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace furnaces</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>			<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>			<b>\$130,000</b>	<b>2003</b>
<b>Site improvements</b>			<b>\$20,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Window replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>			<b>\$295,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002044</b>	<b>Scattered Sites</b>	<b>0</b>	<b>0%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>

<b>Demolition/disposition</b>	<b>\$5,000</b>	<b>2005</b>
<b>Floor tile replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Foundation repairs</b>	<b>\$50,000</b>	<b>2005</b>
<b>Replace closet doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace furnaces</b>	<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>	<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>	<b>\$35,000</b>	<b>2003</b>
<b>Site improvements</b>	<b>\$20,000</b>	<b>2004</b>
<b>Tuckpoint &amp; repair exterior brick</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade electrical distribution system</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade exterior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Upgrade interior doors</b>	<b>\$10,000</b>	<b>2004</b>
<b>Window replacement</b>	<b>\$10,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>	<b>\$200,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002045</b>	<b>Scattered Sites</b>	<b>2</b>	<b>3%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Floor covering replacement</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace closet doors</b>			<b>\$10,000</b>	<b>2004</b>
<b>Replace kitchen cabinets</b>			<b>\$10,000</b>	<b>2004</b>
<b>Roof replacement</b>			<b>\$35,000</b>	<b>2003</b>
<b>Site improvements</b>			<b>\$20,000</b>	<b>2004</b>
<b>Total estimated cost over next 5 years</b>			<b>\$85,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>WI39P002002</b>	<b>Westlawn</b>	<b>28</b>	<b>4%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>

Foundation repairs	\$100,000	2005
Replace front porches and sidewalks	\$1,450,000	2005
Silver Spring Neighborhood Center addition	\$300,000	2005
<b>Total estimated cost over next 5 years</b>	<b>\$1,850,000</b>	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA-Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Security Staff			\$3,200,000	2002
Youth Services Coordinator			\$196,000	2002
Resident Initiatives (employment, training, etc.)			\$160,000	2002
Resident Initiatives Coordinator/Consultant			\$200,000	2002
Construction-Inspection Team			\$600,000	2002
Storm and Screen Repair			\$196,000	2002
Recycling Program			\$200,000	2002
Youth Employment			\$120,000	2002
<b>Total estimated cost over next 5 years</b>			<b>\$6,093,000</b>	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA-Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Administration			\$2,710,000	2002

<b>Total estimated cost over next 5 years</b>	<b>\$3,380,000</b>	
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<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
	<b>PHA-Wide</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Architectural &amp; Engineering Services</b>			<b>3,050,000</b>	<b>2002</b>
<b>Total estimated cost over next 5 years</b>			<b>\$3,900,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
	<b>PHA-Wide</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Contingency Account</b>			<b>\$1,152,452</b>	<b>2002</b>
<b>Total estimated cost over next 5 years</b>			<b>\$1,852,452</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
	<b>PHA-Wide</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Operations</b>			<b>\$800,000</b>	<b>2002</b>
<b>Total estimated cost over next 5 years</b>			<b>\$1,338,863</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
	<b>PHA-Wide</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Mitigation of Environmental Hazards			\$340,000	2002
<b>Total estimated cost over next 5 years</b>			<b>\$380,000</b>	

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
	<b>PHA-Wide</b>			
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
504 Compliance			\$200,000	2002
<b>Total estimated cost over next 5 years</b>			<b>\$250,000</b>	

### Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

[illegible]

## B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Parklawn

2. Development (project) number: Wis 2-7

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☒ Activities pursuant to an approved Revitalization Plan underway

1. Development name: Lapham Park

2. Development (project) number: Wis 2-5

3. Status of grant: (select the statement that best describes the current status)

- ☒ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Lapham Park Wis 2-5. Redevelopment of 122 units of mixed-finance new construction to develop the "The Townhomes at Carver Park".

- ☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

Scattered Sites replacement for homes sold through our Section 5(h) Homeownership Program or through demolition/disposition, to be determined on a case-by-case basis.

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

### 2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Scattered Sites
1b. Development (project) number: Wis 2-10, et al
2. Activity type: Demolition <input checked="" type="checkbox"/> To be determined on a case by case basis Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Not required, less than 5 units Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>01/02/01</u>
5. Number of units affected: 50
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 02/01/01 b. Projected end date of activity: 12/31/2001



Demolition/Disposition Activity Description	
1a. Development name: Westlawn	
1b. Development (project) number: Wis 2-2	
2. Activity type: Demolition <input type="checkbox"/> Partial disposition of land Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Not required, less than 5 units Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>03/01/01</u>	
5. Number of units affected: 0 Disposition of land for the construction of a	
6. Coverage of action (select one) Milwaukee Public Schools (MPS) funded public <input checked="" type="checkbox"/> Part of the development school. <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 06/01/2001 b. Projected end date of activity: 12/31/2003	

**9. Designation of Public Housing for Occupancy by Elderly Families**  
**or**  
**Families with Disabilities or Elderly Families and Families with**  
**Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management

Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Arlington Court
1b. Development (project) number: Wis 2-13
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(24/02/00)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 230
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Becher Court & Addition
1b. Development (project) number: Wis 2-18, 29
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(24/02/00)</u>

5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 220 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: College Court 1b. Development (project) number: Wis 2-12
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>24/02/00</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
8. Number of units affected: 251 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Convent Hill 1b. Development (project) number: Wis 2-3
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>

3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(24/02/00)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
9. Number of units affected: 120 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Lapham Park 1b. Development (project) number: Wis 2-5
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(24/02/00)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
10. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Merrill Park 1b. Development (project) number: Wis 2-9A

2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(24/02/00)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
11. Number of units affected: 120 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
<b>Designation of Public Housing Activity Description</b>
1a. Development name: Mitchell Court 1b. Development (project) number: Wis 2-17
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(24/02/00)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously approved Designation Plan?
12. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

**2. Activity Description**

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- ☐ Conversion Plan in development
- ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)
- ☐ Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved: )
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: )
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: )
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any

homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Scattered Sites	
1b. Development (project) number: Wis 2-10, 2-16, 2-20, 2-21, 2-22, 2-24, 2-26, 2-27,	
2. Federal Program authority:	2-30, 2-35, 2-37, 2-44, 2-45, and Parklawn and Lapham Park HOPE VI
<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program <b>approved</b> , submitted, or planned for submission: (8/03/2000)	
5. Number of units affected: 350	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

## B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for



each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☐ Yes ☒ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants  
☐ 26 - 50 participants  
☐ 51 to 100 participants  
☐ more than 100 participants

b. PHA-established eligibility criteria

☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

HACM has agreed to partner with a local non-profit to offer homeownership vouchers to Families with disabilities.

Participants must register and prequalify for conventional mortgage lending through HACM's 5 (h) program.

## **12. PHA Community Service and Self-Sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 27/04/2000

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☒ Other (describe)

Job Placement

## B. Services and programs offered to residents and participants

### (1) General

#### a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☒ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☒ Preference/eligibility for public housing homeownership option participation
- ☒ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

#### b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Job Assessment	400	Specific criteria	REC	PHA
Job Training	150	Specific criteria	REC	PHA
Soft Skills Training	100	Specific criteria	REC	PHA
Job Development		Specific criteria	REC	both
Computer Learning Lab	400	Specific criteria	Development	both
Day Care	250	Specific criteria	Day Care provider	both
Wrap Around Services	800	Specific criteria	Agency provider	both
Literacy & ABE Classes	100	Specific criteria	Agency provider	both
Health Clinics	250	Specific criteria	Agency provider	both

## **(2) Family Self Sufficiency program/s**

### a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 01/10/00)
Public Housing	NONE	-0-
Section 8	71	71

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

## **C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents

- ☒ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

Westlawn

Parklawn

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

Westlawn

Parklawn

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☐ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents

- ☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

Parklawn

Westlawn

#### **D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- ☒ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: FY 2001 PHDEP Plan-Attachment C) (electronically transmitted)

### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain?
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

### **17. PHA Asset Management**

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)  
☐ Not applicable  
☒ Private management  
☒ Development-based accounting  
☒ Comprehensive stock assessment  
☐ Other: (list below)
3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)  
☒ Attached at Attachment (File name) Public and Resident Comments-Attachment B  
☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)  
☐ Considered comments, but determined that no changes to the PHA Plan were necessary.  
☒ The PHA changed portions of the PHA Plan in response to comments  
List changes below:  
Revised the proposed schedule of ceiling and flat rents, corrected errors in template and supporting policies. Revised policy for family pet ownership and volunteer community service consistent with new HUD regulations.

☐ Other: (list below)

**B. Description of Election process for Residents on the PHA Board**

1. ☒ Yes ☐ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) City of Milwaukee

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)



- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)  
 Operation, management and modernization of Public Housing, Section 8 Program Administration, Parklawn HOPE VI Redevelopment, Lapham Park Mixed Finance Redevelopment, HACM Homeownership Program, Regional Opportunities Counseling Program, Section 8 Homeownership Program
- ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

HOME funding to support the development of Parklawn HOPE VI Homeownership units. The City's Neighborhood Strategic Planning areas include a number of agencies that serve public housing residents.

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

As required in 24CFR903.7(1), the Housing Authority of the City of Milwaukee will define the terms "substantial deviation" and "significant amendment or modification," as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

## **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

## Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

## Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 1,083,767
- B. Eligibility type (Indicate with an "x") N1 \_\_\_\_\_ N2 \_\_\_\_\_ R xx
- C. FFY in which funding is requested FFY 2001

## **D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

Our plan to address the problems associated with drug-related crime in our public housing developments has two components. The first component will fund our Public Safety Security staff, which provides investigative and patrol services at our housing developments, coordinates with local law enforcement agencies in crime reduction and drug abatement, and works to ensure that our public housing developments are safe places in which to live, work and raise families. The second component funds drug prevention programs at our five family housing developments, provided by on-site youth and family serving agencies, including the YMCA, Boys and Girls Clubs, and Silver Spring Neighborhood Center. These agencies will provide programs and services that support youth development, academic excellence and achievement, and economic uplift programs as alternative to drugs, gangs, and criminal activity.

## **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Arlington Court	230	227
Becher Court	220	210
Cherry Court	120	112
College Court	251	227
Convent Hill	120	124
Highland Park	276	421
Hillside Terrace	546	1100
Holton Terrace	120	119

Lapham Park	370	933
Lincoln Court	110	108
Locust Court	230	228
Merrill Park	120	115
Mitchell Court	100	105
Parklawn	380	865
Riverview	180	181
Westlawn	726	1666
Scattered Sites	442	2098
Total	4541	8839

## F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months \_\_\_\_\_ 12 Months \_\_\_\_\_ 18 Months \_\_\_\_\_ 24 Months x Other \_\_\_\_\_

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	1,187,000	WI39DEP0020195	0		
FY 1996	1,188,250	WI39DEP0020196	0		
FY 1997	1,234,480	WI39DEP0020197	0		
FY1998	1,234,480	WI39DEP0020198	0		
FY 1999	1,039,878	WI39DEP0020199	337,076		6/30/2001

## **Section 2: PHDEP Plan Goals and Budget**

### **A. PHDEP Plan Summary**

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

HACM's PHDEP strategy has two components: public safety (patrol and investigative services) and youth-focused drug prevention programs.

The Public Safety unit of the Housing Authority coordinates with local law enforcement agencies to work towards crime reduction and drug abatement in public housing. Public Safety keeps statistics on calls for service and drug investigations, and also has access to Milwaukee Police Department statistics on reported offenses and arrests.

HACM works with several youth and family-serving agencies on-site at our developments in providing drug prevention programs which improve educational readiness, job readiness, and community living skills for children and youth in public housing. The Planning Council, an evaluation agency, developed a set of outcome reporting forms for use by PHDEP-funded on-site agencies. The forms attempt to measure positive outcomes for youth involved in programs, and these measurements are evaluated by the Planning Council three times a year. In addition, periodic meetings and site visits are used to in addition to periodic reporting to monitor the activities.

### **B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.

<b>FY _2001_ PHDEP Budget Summary</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	324,844
9130 - Employment of Investigators	85,000
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	564,000
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	109,923
<b>TOTAL PHDEP FUNDING</b>	<b>1,083,767</b>

## C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$324,844		
Goal(s)	To ensure safety of residents in public housing developments and to decrease incidence of crime in our developments.						
Objectives	To respond to calls for service, to achieve higher levels of confidence in law enforcement and to increase resident participation in public safety and incident reporting.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.To provide patrol services at our housing developments, coordinate with local law enforcement agencies in crime reduction and drug abatement, and ensure safety in our developments.			1/1/02	12/31/02	322,287	415,000 (Comp grant); 20,000 (Hope VI); 81,000 (Non-Federal funds)	# calls for service by type # Part I and Part II crimes reported to Milwaukee Police Dept. related to public housing sites.
2. To provide 24 hours of continuing professional education/training for Public Safety staff annually.						5,000	# person-hours training
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$ 85,000		
Goal(s)	To reduce drug activity in public housing.						
Objectives	To investigate drug activity in public housing to substantiate complaints, and work with the Police Department to arrest offenders and ensure eviction of offenders.To reduce drug activity in public housing.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. To perform drug-related investigations in public housing.			1/1/02	12/31/02	105,057	20,000 (Hope VI); 17,500 (Operating funds); 4,000 (Non federal funds)	# drug investigations # drug-related arrests # drug-related evictions
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount	Performance Indicators

						/Source)	
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$ 564,000		
Goal(s)	To provide drug prevention programs and services that support youth development, academic excellence and achievement, and economic uplift programs as alternative to drugs, gangs, and criminal activity.						
Objectives	Through on-site agencies, to provide educational readiness programs, job readiness programs, and other youth development programs (social, cultural, athletic, leadership, etc.) for public housing youth as an alternative to drugs, gangs, and other criminal activity.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Boys & Girls Club: Youth prevention programming	150	Youth at Highland Park & Hillside Terrace	1/1/02	12/31/02	180,000	934,000 (leveraged funds from Boys & Girls Club for Hillside/ Highland services)	# positive outcomes in educational readiness, employment readiness and community living skills. # youth actively participating in programs.
2. YMCA: Youth prevention programming	100	Youth at Parklawn	1/1/02	12/31/02	97,000	1,103,000 (leveraged funds from YMCA for Parklawn services)	# positive outcomes in educational readiness, employment readiness and community living skills. # youth actively participating in programs.
3. Silver Spring Neighborhood Center: Youth prevention programming and adult education.	100	Youth and adults at Westlawn	1/1/02	12/31/02	65,000	935,000 (leveraged funds from SSNC for services)	# positive outcomes in educational readiness, employment readiness and community living skills. # youth and adults actively participating in programs.
4. Lapham Park services: Agency to be determined through RFP	70	Youth at Lapham Park	1/1/02	12/31/02	100,000		# positive outcomes in educational readiness, employment readiness and community living skills. # youth participating in



							programs.
5. Right Alternative Family Services Center: Job training/self-sufficiency programming	20	Adults at Parklawn	1/1/02	12/31/02	43,500		# positive outcomes in educational readiness, employment readiness and community living skills. # adults participating in programs.
6. Black Health Coalition of Wisconsin: Nurse-managed clinic providing drug awareness and education programming.	40	Adults and children at Hillside and Lapham	1/1/02	12/31/02	50,000		# persons participating in programs.
7. Girl Scouts, Boy Scouts, and Police Athletic League	40	All family developments	1/1/02	12/31/02	28,500		# positive outcomes in educational readiness, employment readiness and community living skills. # youth participating in programs.

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs	Total PHDEP Funds: \$ 109,923
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Goal(s)	To appropriately administer the PHDEP program, including evaluation.						
Objectives	To administer, monitor, and evaluate the PHDEP program, including the required annual survey.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Grant administration			1/1/01	12/31/01	74,923		
2. Evaluation/survey			1/1/01	12/31/01	35,000		Periodic evaluation reports
3.							

### **Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120	Activities 1, 2	200,000	Activities 1,2	210,000
9130	Activity 1	50,000	Activity 1	55,000
9140				
9150				
9160	Activities 1-7	350,000	Activities 1-7	564,000
9170				
9180				
9190	Activities 1, 2	65,000	Activities 1,2	80,000
<b>TOTAL</b>		\$665,000		\$909,000

### **Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”